182.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,400 / 650,400
					USE VALUE:	650,400 / 650,400
					ASSESSED:	650,400 / 650,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUAN XIYING
Owner 2:	CHE JING
Owner 3:	
Street 1:	31 INDIAN HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOLEY ALICE B /TRUSTEE -
Owner 2:	FOLEY REALTY TRUST -
Street 1:	31 INDIAN HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,970 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7970.000	184,600	4,400	461,400	650,400
Total Card	0.183	184,600	4,400	461,400	650,400
Total Parcel	0.183	184,600	4,400	461,400	650,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.19 | /Parcel: 516.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123262
GIS Ref
GIS Ref
Insp Date 06/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 182.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	184,600	4400	7,970.	461,400	650,400	650,400	Year End Roll	12/18/2019
2019	101	FV	171,500	4400	7,970.	461,400	637,300	637,300	Year End Roll	1/3/2019
2018	101	FV	172,400	4400	7,970.	388,900	565,700	565,700	Year End Roll	12/20/2017
2017	101	FV	168,100	4400	7,970.	355,900	528,400	528,400	Year End Roll	1/3/2017
2016	101	FV	168,100	4400	7,970.	303,200	475,700	475,700	Year End	1/4/2016
2015	101	FV	157,800	4400	7,970.	263,600	425,800	425,800	Year End Roll	12/11/2014
2014	101	FV	157,800	4400	7,970.	243,900	406,100	406,100	Year End Roll	12/16/2013
2013	101	FV	157,800	4400	7,970.	232,000	394,200	394,200		12/13/2012

!14256!

PRINT

Date	Time
12/11/20	04:07:21

LAST REV

Date	Time
10/17/18	15:32:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14256

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY ALICE B /	68950-417		2/28/2017	Estate/Div	555,000	No	No	4	
FOLEY ALICE B &	60511-205		11/19/2012	Convenience	10	No	No		
FOLEY ROBERT/ET	27682-245		9/17/1997	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	123262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2011	1158	New Wind	24,766					REPL 14 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	Inspected	CC	Chris C
5/15/2018	MEAS&NOTICE	BS	Barbara S
11/28/2016	Measured	DGM	D Mann
10/18/2008	Meas/Inspect	201	PATRIOT
3/13/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7970		Sq. Ft.	Site		0	70.	0.83	7									461,372						461,400	

Total AC/HA: 0.18297 | Total SF/SM: 7970 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 461,372 | Spl Credit | Total: 461,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267534
Depreciation:	82936
Depreciated Total:	184598

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

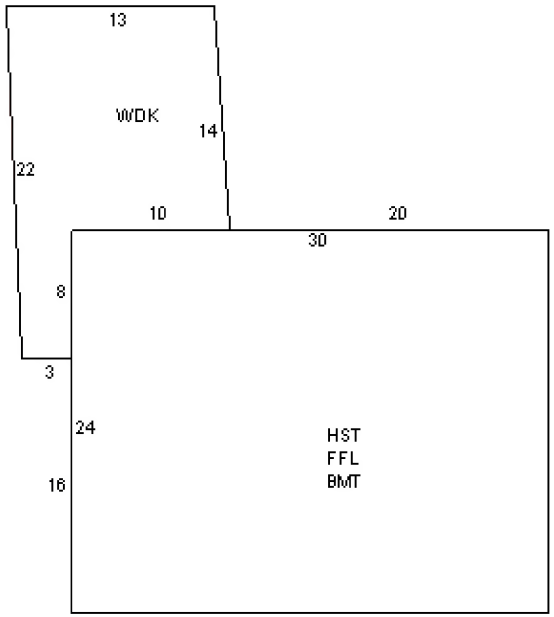
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.33
Special Features:	0	Val/Su Net:	91.84
Final Total:	184600	Val/Su SzAd	170.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	48.940	35,237
FFL	First Floor	720	140.330	101,039
HST	Half Story	360	140.330	50,520
WDK	Deck	210	10.650	2,237

Net Sketched Area:	2,010			Total:	189,033
Size Ad	1080	Gross Are	2370	FinArea	1260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X20	A	AV	1951	22.81	T	40	101			4,400			4,400
2	Frame Shed	D	Y	1	8X10	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400